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THE
76
LAND AND WATER CO'S
LANDS.

HEAD GATE 76 CANAL.

Geography, Topography, Soil, Climate, Productions of Fresno and Tulare Counties, California.

PUBLISHED BY

KITCHENER & BAKER,
Land Agents 76 L. & W. Co.
TRAVER, - - TULARE CO., CAL.

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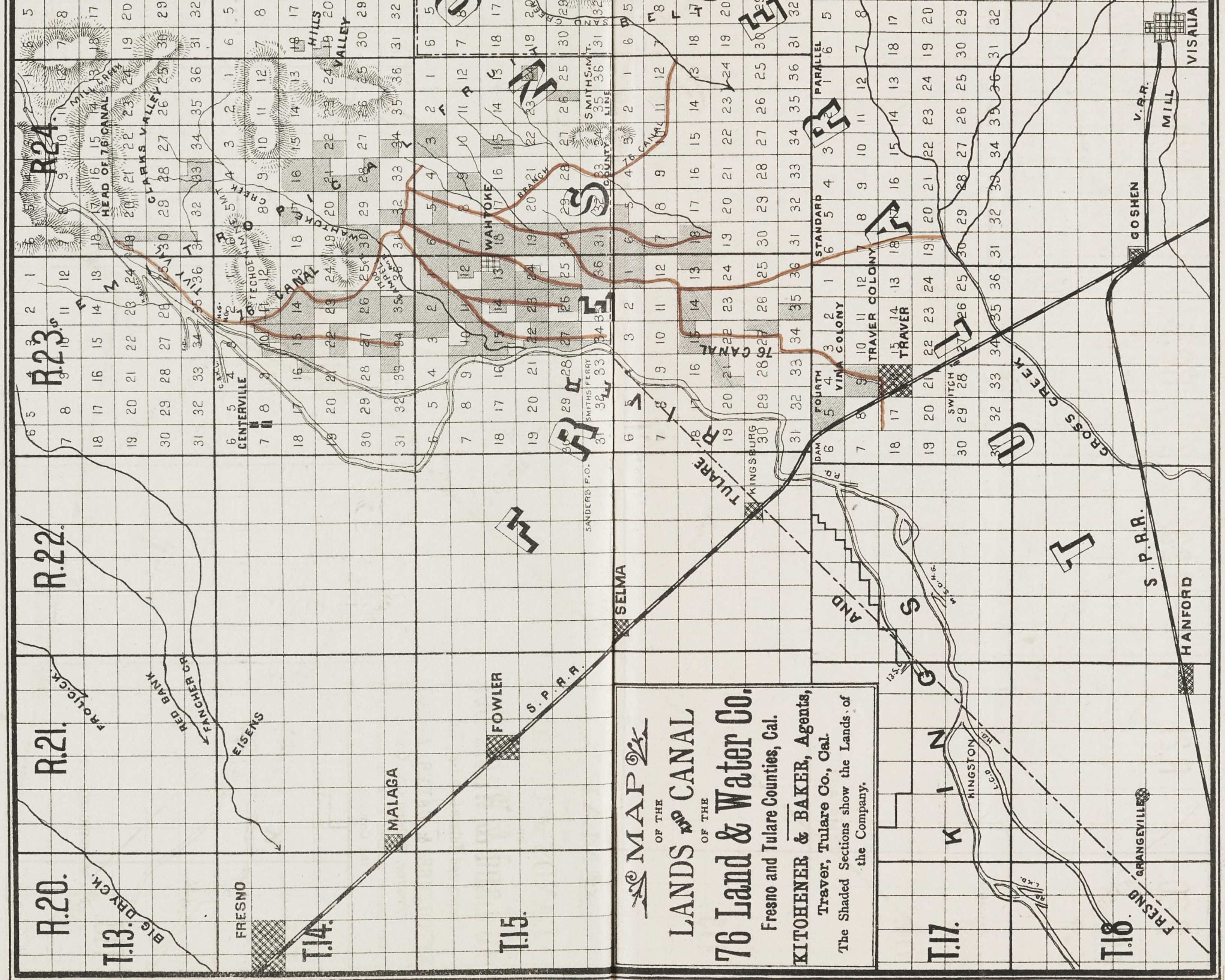

MAP OF THE LANDS AND CANAL OF THE 76 Land & Water Co.

Fresno and Tulare Counties, Cal.

KITOHENER & BAKER, Agents,
Traver, Tulare Co., Cal.

The Shaded Sections show the Lands of the Company.

—CHOICE—

Fruit, Vine, Alfalfa and Grain Lands

WITH WATER.

LOCATION.

The lands of the 76 Land and Water Company are located in Fresno and Tulare Counties, California.

WATER.

These lands are irrigated by the 76 Canal, which takes its water out of King's River, above all ditches, is 100 feet wide on bottom, with capacity to irrigate 220,000 acres of land.

QUALITY.

The soil varies in character, among which are the celebrated Red Land, White Ash or Pumice, Sandy and Clayey Loam and Dry Bog.

ADAPTATION.

Grapes (wine and raisin), all varieties of Fruit, Alfalfa, Corn, Potatoes, Wheat, Barley, Broom Corn, etc., etc., all of which can be produced in immense quantities.

HEALTH.

One of the most healthy locations in the State; summer days warm, but not oppressive; nights cool.

LEASING.

Lands with water, for term of years, for cash or portion of crop.

PRICES.

From $8.00 to $35.00 per acre, with permanent Water Right.

TERMS. One-fourth cash, balance in 3 years, interest 8 per cent. per annum.

TITLE PERFECT. U. S. PATENT.

VALUES.

Lands are rapidly enhancing in value, and no better opportunity can be found for safe investments.

For further particulars and pamphlet, address

KITCHENER & BAKER,
Agents 76 Land and Water Co.,
TRAVER, TULARE CO., CAL.

INTRODUCTION.

This pamphlet is published to set forth the advantages of a legitimate enterprise, and invite immigration of desirable and permanent settlers. The information contained in it is a fair and brief statement of our resources and claim to public attention. All that is said is as reliable as conscientious effort could make it. The map is accurate, being carefully prepared, and represents territory thirty miles square. All that we desire is that the reader may come and examine for himself. We make no charge for showing lands.

KITCHENER & BAKER,
Land Agents 76 Land and Water Company,
Traver, Tulare County, California.

The 76 Land and Water Co.

The 76 Land and Water Company was incorporated June 7th, 1882, in Fresno and Tulare counties, California. At that time it possessed over 30,000 acres of land situated on the south side of King's River, which has its source amid the higher ridges of the Sierra, and empties into Tulare Lake, in the western part of the great interior valley. The boundary line between the two counties named passes through the lands of the company, 24,000 acres lying in Fresno and 6000 in Tulare County.

Objects of the Company.

Recognizing the great importance of co-operation, and the necessity for a large outlay of money in order to reclaim for the husbandman a vast tract of the most fertile land in the San Joaquin Valley, and the utter inability of individuals to do so single-handed, a few men possessing the proper spirit, unbounded faith in the future of this region, and the means to back their judgment, undertook the herculean task of constructing a mammoth canal, which, when completed, would convert the brown plains into a garden of verdure and bloom, and make homes for thousands of families and tens of thousands of people in a country heretofore affording only scanty sustenance for roving bands of sheep.

Location and Size of Canal.

The water is taken from King's River in Section 18, Township 13 south, Range 24 east, Mt. Diablo meridian, in the foothills of the Sierra, 21 miles east of the City of Fresno, in Fresno County, and six miles north of the latitude of that place. From the point of diversion to Button Willow Creek, a distance of fifteen miles, the canal is 100 feet wide on the bottom, with banks to carry a stream of water four feet deep. The side slopes of the canal are two feet horizontal to one foot vertical measurement, giving a surface width of water, when running at its full capacity, of 116 feet; or, a cross-section would show a volume of 4 feet by 108 feet.

From Button Willow Creek to the town of Traver, on the Southern Pacific Railroad, an arm of the canal, known as the railroad branch, is constructed, which has a width of 60 feet on the bottom with side slopes of two feet on one. Of lateral canals the most important are the 76 Bottom (where King's River emerges from the hills), the Wahtoke Peninsula, the Smith's Ferry, and the Stokes' Valley; all, in turn, tapped by numerous distributing ditches finished and in course of construction. It is not easy to estimate the mileage of main laterals and smaller ditches, as they are being extended constantly, and what would be an approximate mileage at present, would be wide of the mark a few months hence. When entirely completed, considering the capacity of the main canal and extensive supply of water afforded by King's River, the whole system, with the many meanders, will not fall much short of an aggregate of 500 miles.

Water Supply.

If the supply of water be not sufficient, the size of a canal alone is no recommendation to the farmer who depends upon it for his water, which is as necessary to him in this section of of California as the soil in which he plants; for one is of little value without the other. The source of the 76 Canal is higher than any other on King's River. The water comes from the main channel, and the outlet from this has been deepened in order to draw a strong head. A number of large ditches have their headgates a short distance below the 76, the largest ones on the northern side taking their water out at that place; but the diminution in the volume of water in the river below them is scarcely perceptible; and after all the canals, great and small, have been supplied, a good head of water is still left in the river, notwithstanding that a large proportion of it is lost by seepage in traversing the plain. At the time of the year when the water is most needed there is enough in King's River to supply to their fullest capacity twice the present number of ditches, and enough at all seasons to furnish all that may be required. It is not probable that the question of water supply will ever be a grave one here, even though all the land naturally tributary to this river be brought under cultivation. One advantage in taking the water from the river in or near the foothills is, that by diverting it from its sandy channel across the plain and carrying it out on to firm soil the great loss by seepage is thereby prevented.

The capacity of the canal, that is, the amount of water it is able to carry and the area of land that may be irrigated from it, is another matter of prime importance. With its present capacity it will run 1300 cubic feet per second. A stream running one cubic foot per second will irrigate one hundred and sixty acres of land. Certain kinds of soil require more water, as a matter of course, than others, but the above estimate is correct as an average. Light soils may be irrigated to some extent by seepage, but heavier kinds must be watered by flooding entirely. It is proposed to divide the country supplied by water from this canal into irrigation districts. The water must be used strictly for irrigation, that none be allowed to run to waste. Water will be supplied to certain sections or districts one day or series of days, and to another the next. It is claimed that any person who is entitled for the season to a stream running, say one cubic foot of water per second, can irrigate more effectively with three times that amount of water used one-third of the time than with the amount to which he is entitled running constantly. The supply for the season is the same, and this plan has many advantages to recommend it, not the least of which is that it will not require the farmer's whole attention every day to irrigate his land. With a larger head it can be done much more rapidly and better, and when finished there will be time to attend to other matters before the water is turned on again. When the ground has once been prepared by a system of ditches and checks a large amount of land can be watered very quickly.

A stream running 1300 cubic feet of water per second will irrigate 208,000 acres of land per annum, making 10,400 tracts of 20 acres each, demonstrated in the Fresno Colonies to be capable of yielding a comfortable living for a family of five persons on each tract, or homes for an aggregate population of 52,000 souls, aside from those occupied by the professions and trades, necessarily a part of such a community.

The 76 Lands.

All of the large scope of rich agricultural land owned by the Company in Fresno and Tulare counties (four-fifths of the amount being in the former) is offered for sale to settlers on easy terms in lots to suit. The map shows the land owned by the Company, reaching from the head of the canal to the Central Pacific railroad.

Portions of it are divided into small lots, suitable for colony settlements, and parts will be sold in larger quantities to those desiring grain and stock farms, or large orchards and vineyards. Colonies or societies wishing to settle in communities, or parties of friends or acquaintances wishing to have tracts of land contiguous to each other, can be accommodated, and have large or small lots in any number set apart for them.

Prices of Land.

Tracts of forty acres or more will be sold at prices ranging from $15 to $35 per acre, including a permanent water right, and colony lots of from ten to twenty acres range in price from $40 to $60 per acre. Two sections of land adjoining the town of Traver, on the Southern Pacific railroad, is divided into small lots, to be disposed of at the above rates. With each piece of land sold there is also conveyed to the purchaser by the Company a permanent right to a sufficient amount of water to irrigate the land, which is a part of the fee, and is supplied by distributing ditches tapping the main or smaller branches of the canal, and which run to each lot. The terms of sale of these lands with water rights are, one-fourth cash to be paid at time of purchase, the remaining three-fourths to be paid in three years, with interest on the same at eight per cent. per annum, payable annually in advance.

Irrigation.

Purchasers of land from the 76 Company are, with the permanent water right which they possess, rendered independent of the seasons ; and whether the rains be insufficient, or the season in every way a favorable one, a good crop is a certainty. From the Governmental report on irrigation in California is taken the following paragraph having special reference to this section of the State:

" When water has been available and the cultivation intelligently conducted, remarkable crops have been gathered, reaching from fifty to eighty bushels of wheat per acre, and as many as five crops of alfalfa, yielding an aggregate of fifteen tons an acre per year. It is on record that in the San Joaquin Valley two crops of barley, each averaging over forty bushels per acre, were grown and harvested in 245 consecutive days. The effect of irrigation is permanently advantageous, because when the soil once becomes moistened it will subsequently require the application of less water for each crop, and when once a thorough and comprehensive system is adopted, the waters can readily be applied, if necessary, before the first rain, to soften the ground and make it fit for the plow. The climate of the San Joaquin Valley is similar in many respects to that of Egypt, and the air of Egypt is the finest in the world. It is purified by the desert, whose hot sands suck up every particle of moisture or miasma that might escape from the decaying vegetation of the great valley, and sends back an atmosphere cleansed of every foul exhalation."

Soil.

By far the greater portion of the 76 Company's land is level, and the soil rich. The soil varies in character, among which are the celebrated Red land, White, Ash or Pumice, Sandy Loam and Dry Bog, is similar to that on the northern side of King's River, where the well known colony settlements are located. The greater part of this land is easily irrigated, and requires a comparatively small amount of water to make good crops, as was proved last season by those who ventured to raise grain in this section. The rain did not come until after the winter months had passed, and the amount that fell, though small, was sufficient to mature the grain. The soil is adapted to the cultivation of all the fruits for which this valley has become famous, as well as for all of the small grains and various other crops usually raised in this part of the State. It is usually several feet thick, and rests on a sandy subsoil. There is no thick growth of brush to clear from the land, no stones to remove and no heavy sod to plow under; but the ground may be seeded to grain, or any other crop desired, may be planted the first year. There is no portion of this rich agricultural State in which may be found a soil capable of producing successfully so large a variety of crops, embracing all those grown between the northern, temperate and semi-tropical latitudes. There is no country better adapted for the raising of stock, and nowhere else do they require so little attention or yield such large returns. All kinds of grain are grown, and on the 76 lands, where the water supply is abundant and sure, failure is impossible. Egyptian and Indian corn are also grown and produce well, and are frequently put in after the crop of wheat or other grain has been harvested. Of several products two crops are harvested annually, the water from the ditches in the dry season moistening the land as effectually as the rain of the most favorable winter. For the use of stock, on farms where their raising is made a specialty, the principal crop is alfalfa, a hardy and thrifty species of clover, peculiarly adapted to the soil and climate of Southern California. On irrigated land this may be cut for hay from three to five times a year, and the annual yield per acre is from four to eight tons. In the fall and spring the alfalfa fields are also used for pasturage, and, being a perennial, it requires no further labor than harvesting after it is seeded the first year. Another crop grown on stock farms is evergreen millet, which also produces largely.

Fruit Industries.

The 76 lands are particularly suited to the cultivation of fruits, which is rapidly becoming a leading industry in the southern portion of the San Joaquin Valley. Along the edge of the foothills, oranges of good quality are grown successfully; also other fruits that require a mild and even temperature. In one of the foothill valleys, a short distance from the canal, were raised the first peaches sent to the San Francisco market last year. The mildness of the winter, or wet season, and the early return of warm weather, causes all kinds of fruiting trees and vines to grow luxuriantly, to produce abundantly, and their fruits to ripen early. The larger fruits that grow to the greatest perfection are the peach, apricot, nectarine, prune, etc., and they are of the finest flavor, and Fresno and Tulare counties are favorably known, far and wide, by the fine quality of these fruits, and already a large trade has been built up, and there is practically no limit to the extent to which it may be expanded. Fruit lands elsewhere, that are less remunerative, are held at figures ranging from $200 to $600 per acre, by reason of their thorough cultivation and location in older settled districts, and it is only a matter of time when the 76 and adjacent lands will approach the same figures. Many orchardists in this region have realized higher profits from their trees than is possible in a soil and clime for which nature has done less. Other fruits that are grown in this vicinity are the several varieties of plums, apples, pears, figs, quinces, and many imported kinds that are not cultivated successfully east of Southern California. Did space permit figures showing the profits in raising these fruits in the two counties of Tulare and Fresno might be given, but it is impossible to say more than a word about peaches and apricots, which are most largely grown. To each acre are usually planted 108 of either kind of these trees, and young orchards, not more than four years old, will average 150 pounds of peaches or 100 of apricots per tree, making a total yield of 16,200 pounds of peaches or 10,800 of apricots per acre. At the usual market price, this would give for each acre $324 for peaches or $270 for apricots, and as the trees grow older and more productive, these amounts may be considerably increased. From these sums, however, must be deducted the cost for cultivation and picking the fruit. Owing to the equableness of the climate, the fruit crop never fails, and this section is remarkably free from the scale bugs and other insect pests that are so injurious to orchards elsewhere.

Strawberries, raspberries, blackberries and small fruits of this class attain perfection here, and return handsome profits. From $200 to $350 per acre have been netted from blackberries, and a larger sum from strawberries. There is no possibility of overdoing the cultivation of fruit, for the supply of California fresh, canned and dried fruits is never equal to its demand, which is increasing rapidly.

Viticulture.

California is the home of the vine, all foreign varieties growing as well as the native; and viticulture promises to become a leading industry of the State. From the northern to the southern limit of the State, desirable lands are being planted to grapes, but nowhere do they produce so largely as in the warm region of the southern San Joaquin Valley and adjacent foothills. Success in this industry has caused a rapid advance in the price of lands, and the increasing demand for the products of the California vineyards promises a permanent market. Thousands of acres of the choicest vine lands of southern Europe have become almost valueless through the ravages of the phylloxera, a pest unknown in the region in which lie the 76 lands. The hardiness of the California vine, which enables it to resist the phylloxera, in those districts in the northern part of the State where it has made its appearance, prevents it from working the same injury here that it has done in Europe. M. Henri Grosjean, Commissioner of Agriculture for France, who visited this State to make observations regarding grape culture, and made a careful study of the phylloxera, asserted that that pest would not work the same fatality in California vineyards that France has had the misfortune to experience.

Having no disease to check their growth and the most favorable soil and climate in the world, the vine lands of Fresno and

Tulare will soon be classed among the most important items that make up their wealth. Already there are several vineyards embracing from 100 to 500 acres, and many smaller ones of all sizes. When the land is plowed and prepared for planting, it costs very little to set out an acre of vines, cuttings being readily obtainable at $2 to $10 per thousand, the latter price for the rarest and choicest varieties. The average price is $4 per thousand. The third season (or two and a half years) from the cutting, the vines yield from three and a half to four tons to the acre, the price ranging at from $25 to $40 per ton for the different varieties, realizing $87.50 to $160 per acre, which amount increases each year, as the vines grow older, until the maximum amount is reached. A farmer in one of the Fresno colonies sold the product of two acres of vines (table grapes), only two years old, for $500, the buyer to pay the expenses of gathering. Forty dollars per ton was paid for grapes suitable for shipment to the Eastern States, and many refused to sell at that price.

Raisin Making.

A peculiar and promising feature of the industries of this section is its raisin product. There are but few locations in the world where this industry has any chance. All our present foreign supplies comes from southern Spain and Italy, which sources have had no rival in the world's market. The choice varieties of grapes from which this article is made, requires a very peculiar soil for their best maturity; and, also, the conditions of climate where they can be perfectly cured are rare and limited. They must for perfect results be cured in the open air in contact with a dry and heated soil, in an atmosphere void of all dampness, secure from rain or dew, and under the hottest sun that can be obtained. Artificial heat can at best give only a very inferior article. From these demands it is easy to see why raisin product has taken a limited range, and why the vast grape regions of this country have never attempted it. In fact California has very few localities where this could be done with any show of success. But here in the southern San Joaquin Valley, we find all the desiderata needed for this work. Our soil is almost the exact quality of the famous raisin soil of the old world. All our conditions of atmosphere and sunshine are perfectly suited to perfect the process of curing, and the enterprise has proved remunerative to all who have embarked in it. The industry is a new one, but the superior quality of the raisins has enabled producers to compete successfully with the best from Spain, and they are now eagerly inquired for in the eastern markets.

A lady in one of the Fresno colonies, who has had considerable experience in raising and preparing raisins for market, in response to inquiries regarding the profits of the industry, gave the following information: "Raisin making is my specialty. The several varieties of Muscat are best suited to my purpose. Most of the vines are yet quite young—the oldest about four years old. Last year, from twelve acres of vines, I obtained fifty tons of grapes; two of the young vines yielded fifty pounds each. This is not an average, of course, but it shows what may be done by careful culture. Five pounds of fresh fruit produce one pound of raisins. When the work was completed I found I had ten tons of raisins, for which I received twelve cents per pound from the San Francisco commission merchants after the freight had been paid. After paying all expenses, I received as net the sum of eighteen hundred and fifty-six dollars." Thus it is seen that this lady's twelve acres of three-year-old vines netted the sum of $\$159.16\frac{2}{3}$ per acre. Raisin grape vines, in full bearing, will produce two to six tons per acre, and it is safe to set the average profit from raisins at $60 for each ton of fresh grapes, or $180 to $360 per acre. The sum realized is frequently in excess of these figures, and the yield much greater; in some places the lowest estimate is placed at $250 clear profit per acre.

Wine Manufacture

The manufacture of wine is fast becoming one of the most important industries of California, and already the interests are extensive. It has taken many years to induce the world to recognize the true value of our wines, and now that old prejudices have been overcome a growing market is found for them in all parts of the globe. Within the last five years this industry has received a great impulse in California. Wine vineyards have doubled in value; and at the present writing wine making is believed by those engaged in it to be far more profitable than raisin making. Wine makers who used to get but forty or fifty cents per gallon for their wine now obtain a dollar or more. A vineyard that yields, on an average, only $22\frac{1}{2}$ pounds per vine, with 680 vines to the acre, produces 15,300 pounds of grapes per acre, which, at 15 pounds to the gallon, yields 1020 gallons of wine, which, at $1 per gallon, yields a gross income of $1020 per acre, and a net income of more than $700 per acre. The above estimates may be increased or diminished, as the producer shall exercise greater or less industry and skill in his production.

That wine making in California is now on a firm basis, and that our trade, both at home and abroad, will, for all future time, steadily increase, there is not the shadow of a doubt. The vineyardists of Europe are so discouraged that they are not only not increasing the acreage of their vineyards to keep pace with the increase of their population, but they are not even replanting the whole of their devastated vineyards. The quantity of wine produced is so little ahead of the demand that very little wine is stored up to age. If the product were double and the demand halved, the unsold wine could very profitably be stored away to be sold at greatly enhanced values as old wine in future years.

This State has now a vintage of at least 12,000,000 of gallons yearly, and thousands of acres of vineyard are planted annually, and consequently our products are greatly increased each succeeding year. Owing to the ease with which our lands are cultivated, the enormous yield per acre, and the constantly increasing demand for California wines, there is certainly every reasonable inducement to engage in this branch of business. Our land here is well fitted to raise abundant crops of wine grapes of the best flavor and quality, and the wine cellars of Fresno can present as fine specimens of the various kinds and grades as can be found anywhere else. This section is exempt not only from the most destructive pests of the vine, but also from the severe frosts and storms that so often cut off the crops of other sections. The wine grower and manufacturers here have the greatest advantages and the fewest disadvantages of any region on this coast, and it may well be expected that this will soon be found to be one of the leading wine producing centers of this country, if not of the world. All of the varieties most in demand are made at the wineries in this section. Of the red wines, are Zinfandel, Malvoisie and Burgundy, all of fine quality. Of the white dry wines, are manufactured Malaga, Riesling, Muscat and Chasselas, and of the sweet wines, Sweet Muscat, Sweet Malaga and Angelica. There are also made here the Port wines, both sweet and dry; also Sherry, dry and extra dry.

M. Henri Grosjean, the French Commissioner previously alluded to, a competent authority and careful observer, declared that the San Joaquin Valley, "from end to end, will become the France of America—the vineyard of the world." He declared our costly, sweet, heavy wines to be equal to those of France. His report declares that with our irrigation processes, and inexhaustible supply of water and rich sandy soil, where the deadly phylloxera cannot exist, we have every condition for the most successful wine interests in this or any other land.

Towns.

The Company has laid out in a beautiful location on the line of the canal a town which they have given the Indian name of Wahtoke, from that of the creek near which it is located. It is on a high piece of ground only a short distance from the foothills and four miles northwest of Smith's Mountain. It will be supplied with water from the ditch. It is regularly laid out and a large square has been set apart for a park. There is a hotel, store and blacksmith shop already in operation. The situation is healthful and pleasant; there is no town or village in that neighborhood, the nearest being Centerville, north of King's River, some twelve miles distant. The large area of farming country surrounding, which must soon grow up, will center its business there. There is also a large extent of country in the foothills and mountains naturally tributary to a town situated at that place, and its location there will assist materially in the development of the mountain section. Among the settlements lying back of Wahtoke are those of Drum, Squaw, Isham, White Deer, Mill Creek, Sand Creek, Hill's, Stokes, Clarke's and Tivy Valleys. The principal industry carried on among them is stock raising.

The town of Traver, located on the Southern Pacific Railroad, in Tulare County, is the new town that is destined in the near future to become a formidable rival of those two most prosperous railroad centers, Fresno and Tulare cities. Conveniently situated between the two, 26 miles from the former and 18 miles from the latter, the shipping point and business center for a large area of newly developed and highly productive country, having irrigating and water-power facilities from the first, it cannot fail of making a growth in a short period of time which in other towns has been the result of years. The extension of the 76 Canal westward to the Mussel Slough settlement will open up the large tract of country, hitherto undeveloped, west of the railroad and between King's River and Cross Creek. All this section is tributary to Traver as much as are the 76 Colonies to the east of the railroad, where a careful estimate develops the fact that there are 26,000 acres of land cultivated and seeded to grain for the first time this year. With the fine depot, and over 3000 feet of side track, with ample warehouse room, affording excellent shipping facilities, the new town accommodates the broad section of country extending along the south side of King's River and stretching from the Sierra on the east to the heart of Mussel Slough on the west, a distance of over thirty miles, and comprising an area of some 300 square miles. The colony town of Wahtoke, before mentioned, is only fifteen miles distant, and this is its shipping point. The 76 Canal affords for this town one of the finest water-powers in the State.

The Southern Pacific Railroad Company, fully realizing the backing that the town has, and having confidence in the future prosperity of Traver and the surrounding country, have built a fine depot, and made it a regular station from the outset, thus demonstrating their faith in the legitimacy of the enterprise.

Climate—Health.

Persons who contemplate settling here would doubtless like to know something of the character of our climate. California certainly has greater diversity of climate than any other State in the Union. The cold and hot, wet and dry, and all the shades between these extremes are to be found in California. Fresno and Tulare counties lie in the heart of the great San Joaquin Valley, and are bounded on the east by the great Sierra Mountains, and on the west by the Coast Range. Winds, though much tempered, reach us from the ocean, both from the north and from the south. Because of the Coast Range intervening between us and the ocean the annual rainfall here is very light, not exceeding, perhaps, one-third of the rainfall of the coast counties. Our average precipitation is less than six inches per annum, and very rarely reaches ten inches. Owing to the peculiar character of our soil much less water is required than in the coast counties. Our climate is very properly called dry ; of course, we call the winter season wet, yet, strictly speaking, it is not wet, but in the main dry and comfortably cool. The rainfall in the daytime usually comes in the form of light showers, and lasts but a short time, a few hours at most. From the first of October till the first of June the weather is delightful. The thermometer in winter rarely runs so low as 20 deg. Fah. above zero ; even then the cold is little felt, owing to the dry atmosphere. The months of June, July, August and September are warm, and frequently hot. In midsummer the thermometer ranges from 85 to 100 deg., and occasionally runs up to 110 deg. To one unacquainted with the climate this would seem intolerably hot, but such is not the case. The atmosphere is one of the dryest in the world, and hence that oppressive, suffocating heat, caused by humidity of the atmosphere, so common in the Eastern and Southern States, is unknown here. It is usually agreed by settlers from the Eastern States that 85 deg. there is more disagreeable than 100 deg. here. Farmers work on the plains all summer, and such a thing as sunstroke is unknown. During the hot season our nights are superb. Just at sundown a fresh breeze from the ocean sweeps down upon us through the mountain passes, and whatever languor may have been caused by the day's heat is speedily done away with. With a little care in the construction and arrangement of sleeping rooms there is no better climate for good, refreshing sleep — sleep that "knits up the raveled sleeve of care" and restores the tired body to its wonted vigor. Persons who desire it and have the time may, in a few hours' drive, reach cool and shady retreats in the Sierras, and there spend a most enjoyable holiday in the midst of some of the finest scenery in America. The climate is healthful. As for health and powers of endurance our people certainly compare favorably with those of any other State. All pulmonary, bronchial and rheumatic affections are much relieved and often cured in this climate. Our water for drinking and domestic purposes is pure and very agreeable to the taste. At a depth of fifteen to sixty feet fine subterranean streams exist, supplying inexhaustible quantities of healthful, pure water. This water is obtained below those strata which are impervious to the surface water supplied by the irrigating canals, and hence it is impossible for these subterranean waters to become deteriorated.

Notwithstanding the fact that the precipitation of the valley is comparatively light, it is great in the Sierra Nevada Mountains east of us, from which we draw our water supply, and which rise to an enormous height, Mt. Whitney being one of the monarchs of the range, and the highest peak in the United States its lofty dome piercing the sky at an altitude of over 15,000 feet. Mt. Tyndall and Mt. Kaweah are in plain sight from the valley, with their heavy crowns of everlasting snow towering to an altitude of over 14,000 feet. Observations taken at Mineral King, due east of us, give an average fall of seventy-eight feet of snow during the wet season, while we enjoy a climate of almost perpetual summer; yet, always, as if to remind us of our less fortunate brethren in the east, eternal winter, in all her forbidden aspects of frozen solitude, is ever in sight and only sixty miles away. Here we have no blizzards in the winter, and at no time of the year do we have cyclones, tornadoes, thunder and lightning,—a whole year sometimes passing without a single thunder shower,—sunstrokes, or hot sultry nights.

Peculiarities of the Dry Season.

Although the long dry seasons are attended with drawbacks, yet do they possess many advantages for the farmer. In the first place, he is never rushed with the harvesting of his crops; the grain may be left standing many weeks after it is fully ripe, without appreciable loss, there being no storms to break it down; and when cut he may let it lie in heaps or in stack unthrashed for many weeks more, without its taking any harm; thus may the farmer consult his convenience, and economize by getting the work done after the busiest part of the season is over. And after threshing, the grain may be piled in the fields, or along the side tracks near the depot until late in the fall; so, also, may the hay crops, once cut and stacked, be left to be pressed and housed any time before the rainy season sets in. What is true of the farmer, is likewise true of the viticulturist and orchardist and all others engaged in agricultural pursuits. The grapes may be left unpicked, and the apples and certain other fruits on the trees. after they are ripe, to be gathered as convenience permits. Another important matter is that the land may be summer fallowed any time after the grain crop has been harvested, and seed for the next season's crop sown any time during the fall, the rainless months permitting it to lie uninjured in the ground until the rainy season begins, when it quickly germinates and turns the brown fields of the valley o green, while those in the East yet wear their cold mantles of snow. This part of the work may be done as time permits, during that portion of the year when there is usually least to do. No where else may the farmer have more leisure time than in California; no where else is his labor more liberally rewarded; and no where else is his lot so easy, taking everything into consideration.

Making Homes.

To the person who desires a pleasant and comfortable home on a large or small farm or in town, the 76 lands and the new town of Traver offer every inducement. Traver is the center of a prosperous farming region, and as the large canal, supplying an abundance of water, insures success in all agricultural pursuits, there is no risk to the purchaser of land. There is always a market for all the produce raised, and the shipping facilities for transporting the same are excellent.

The Southern Pacific Railroad is the means of communication, not only with the markets of San Francisco, but with those of the Southern States and territories and the East, the main line of the Southern Overland route passing through the town of Traver, and the regular overland local passenger, the emigrant and freight trains pass through the town daily. The recently surveyed route of the People's Railway of America passes through the lands of the 76 Company, about seven miles to the eastward of Traver.

The cost of living is light, as crops may be grown the first year, the ground being as easily tillable then as any time after, and an abundance and variety of farm produce, an important part of which is that of the vegetable garden, may be grown. Every kind of vegetable known in any part of the Union will grow well here, being finely flavored and productive. There is also every year a large call for farm hands and men for other work, and those who are not busy the whole season at home, may readily obtain employment, if it be desired. The farmer who raises his own grain, fruits, vegetables, meat, milk and butter, poultry and eggs, as all should in a short time after establishing a home, will have little else to buy. All other necessaries are to be had at prices but little in advance of those obtaining in the markets of San Francisco, and considering the prices paid for labor and farm produce of all kinds, living is as cheap as in any other part of the country.

A very important item to intending purchasers of land, particularly to those from the Eastern States, is the cheapness of buildings. In this mild climate a cool house, instead of an expensive warm one is required, and for horses and cattle light shells of structures are erected, and sometimes only sheds, to protect them from the elements, and frequently they have neither. It is better, however, to have them properly housed during the winter, but a warm building is unnecessary where there is no snow, cold rain storms or heavy frosts. Lumber for building, which may be brought from San Francisco by rail, or from the Sirera Nevada by wagon, costs about $26 per M at Traver. But during the dry season, when the crops have been harvested and there is little to be done at home, a person may take his own team and haul lumber from the saw-mills in the Sierra, where it may be had at $10 per M. This is done by many people in the San Joaquin Valley, neighbors frequently making arrangements among themselves by which those having teams may haul lumber for those who have not. The lumber used is usually pine (of which there are several varieties), fir or redwood. Redwood and cedar also make excellent posts, and during the summer people may spend a few weeks, or months, if not required at home, splitting posts, rails, pickets or shakes, in the extensive mountain forests, the cool but rainless climate of the timber belt rendering a house unnecessary during the warm months. In fact, from June until late in the fall, the pleasantest nooks in the mountains are full of people of both sexes and all ages, who have left the valley for rest, recreation or change, or those who accompany relatives at work in the woods or saw-mills, and all return to the valley from their short spell of "roughing it," healthier and happier, and with systems well toned for work. The pinery is only sixteen miles distant from the town of Wahtoke, which is situated near the center of the Company's lands.

The wood of the oak tree is the only fuel used to any extent. A large body of this timber extends along King's River, and heavier forests are found twelve miles to the south in Tulare County; the main supply will come from the foothills of the Sierra, which are covered with white oaks. The 76 lands reach to the foothills, and the oak timber begins a few miles further back. The supply of fuel, as well as of lumber, is practically unlimited.

But to the American, seeking a new home for his family, there is probably no question secondary in importance to that of schools. In a newly opened country, like that of the 76 Company, little can be said of what has been accomplished. Boundaries of school districts have already been defined and steps taken for the building of school-houses. It is safe to say that the schools will meet the requirements, there being no State in the Union more liberal in educational matters than California. In addition to the local school tax, the State apportions a certain proportion of the public funds for school purposes, which is divided among the school districts of every county in proportion to the number of children therein of school age, thus allowing several months schooling annually in the most sparsely settled district, and which, were they dependent upon the sum received from the local tax alone, could continue only a few weeks. The school system is also pronounced to be one of the most perfect in the United States.

A careful and impartial consideration of all matters that suggest themselves in the selection of a new home, must convince one that there is no place that offers so much as the 76 Company's lands. The soil is fertile, the irrigation system perfect, and water abundant, the situation favorable, the shipping facilities excellent, the climate mild and healthful, farm products varied, and the demand for the same without limit. Many newspapers, through correspondents or representatives, have spoken in terms of the highest praise of the 76 canal and lands, and the prospects of the section of the valley they occupy.

RAISIN MAKING.

Best Varieties of Grapes to Plant—What Has Been Learned by Experience—Treatment of the Vine—Curing and Packing.

The subjoined article on raisin making is of more than ordinary value, because it is contributed by one of the most experienced and intelligent fruit-growers in California, and the suggestions and recommendations made by him will, no doubt, be highly prized by those interested in this growing and important industry:

It would seem that the question of raisin culture had been thoroughly discussed, and that nothing of any value could be said upon the subject. But I find, by letters addressed to me, that there are many who are not thoroughly informed, and who are unacquainted with its past history in this State. There are, however, many who have had ample experience and who are thoroughly posted in all its details. It is not for such that I write. I can say little of value to them. It is to the beginner that I address myself, the man who has been engaged in other pursuits; the merchant, the mechanic or the farmer—men whose time has been otherwise employed, and who have had no time to study this business—or, perhaps, the new-comer from the East, who has had no chance to become acquainted with it.

It is of the uttermost importance that they should start right, for, in the present day of sharp competition, it will not do to make any mistake. Nor is there any need for it. The State is well settled, and by a sharp, enterprising people, who are bound to find out what will do best with them, so that it is only necessary to see what succeeds in the neighborhood to determine what to plant.

SELECTION OF LOCALITY.

First of all in importance is the selection of locality. This is an easier matter than it was formerly. Experience has exploded many false theories, and taught many hard lessons to the pioneers in this industry. I do not wish to say anything about the Sultana in this paper, as it is a hardy variety, that will do well anywhere, but will confine my remarks to the Muscat varieties—the Muscat of Alexandria and Muscatella Gordo Blanco—which are tender and uncertain grapes, and which in places suited to their fastidious natures will yield abundant returns, but in uncongenial situations render only disappointment and loss. Much can be learned by a glance through the raisin market of San Francisco. Here are gathered the product of the State. We find new localities coming very prominently in view, such as Fresno and Riverside, while the more northern parts are losing ground, and we are forced to the conclusion that the industry will gradually drift to the southern portion of the State. We do not mean to infer that all the south is suitable. Much of that section is totally unfit, both in soil and climate, but there are many charming spots, where the Muscat is at home.

VARIETIES OF GRAPES USED FOR RAISIN MAKING.

A gentleman writes me that the Muscat does not bear well with him, and wishes to know if there are not other varieties of equal value, and mentions the *Felier Zegos*, the Malaga and the *Uva Lagos*. I say to him, it will not pay to produce anything but first-class raisins. The time was when the American people were poorer than at present—when they would use an inferior raisin if it cost a few cents less per pound. It is different now, especially in California. Our housekeepers cannot spend their valuable time on an inferior article, so produce only the best, and if you cannot grow the Muscat, do not attempt to make raisins.

TREATMENT OF THE VINE.

It is not necessary to lengthen this article by a description of the methods of planting and cultivation ; they can easily be learned in the field. Pruning is a very important operation; the vines must be kept very low, as they set and ripen their fruit much better. In the Spanish vineyards the crown of the vine is often below the actual level of the ground, the dirt being ridged up between the rows. This will of course not be practicable in our vineyards where we use the plow, but we must keep them as low as possible.

GRAPE CURING.

We have a method of curing that can be called our own. It differs from the one used by the Spaniards in this: We cure our grapes in the vineyard, upon wooden trays. The grapes are turned over when half cured, and after they are wholly dry they are transferred to sweat boxes, to be packed when they have become equalized. The Spaniards carry the grapes to prepared drying floors. There the grapes are placed upon the ground, and covered with boards at night, and during showers, which frequently occur in the drying season. They place the best side of the bunch down, and never turn it over ; the consequence is that it retains its freshness and bloom much better than though it had been exposed to the sun. They are packed immediately after they are dry without the intervention of the sweat boxes.

PACKING AND PRICES.

Our method of packing is the best that we can have. Our packages are very neat and a credit to our mechanics.

The price of raisins is quite low this year. There is no product that does not have its seasons of depression. Wheat is often low, and farmers complain, but still they go on planting wheat and making money. French prunes were low until some one had enterprise enough to put them upon the Eastern market, where they are now in demand.

SHIPMENTS ABROAD.

The fact is, we have sent too much trash (called raisins) to the East, and now our really good ones are not appreciated. To correct this there should be experts employed, whose business should be to judge of the quality of samples offered in market, so that if a merchant offered a lot as "London layers" they would be just as represented. This is the manner of doing business at Malaga. Another fact is beginning to be understood, namely, that raisin making cannot be carried on successfully on a very large scale ; it requires too much attention to detail.

But there is no reason why this business, properly conducted, should not pay. We have every advantage in climate and a virgin soil that can be cheaply cultivated. We have comparatively few diseases, especially in the southern portions of the State. We will always have a home demand for all the raisins that we can make.

W. B. West,
In S. F. "Bulletin" Jan. 30, 1884.

Stockton, January 25, 1884.

[San Francisco "Alta," Feb. 10, 1884. From an article on Fresno County.]

PRODUCTIVE SOIL.

The minimum of a grape crop is calculated at seven tons to the acre and 300 pounds to a fruit tree in full bearing. Five tons of alfalfa is nothing uncommon and generally the yield is far greater. But the great future for the country lies, as far as can be seen to-day, in its orchards and vineyards and their great immunity from insect pests and fungoid growths so destructive in moister climates. Peculiarly adapted to viticulture as is the Fresno soil and climate, it also offers the greatest security against that generally dreaded pest, the phylloxera. The three principal remedies recommended and successfully employed in the fight against this destructive enemy of the vine can all be with utility applied here. First, then, the sandy soil is nature's safest remedy. It is here in abundance. Second, the irrigation and submersion of the vineyard is not only a possibility but an accomplished fact, the level land and the abundance of water being the requisites, and third, the phylloxera proof that native vines thrive here to perfection. Considering these facts in conjunction, it seems as if viniculture in Fresno would be assured of success from the beginning. Besides the above mentioned products, also cotton, tobacco, Egyptian corn, millet, potatoes and many other crops have been tried with success, while in the lower foot-hills, or on the plains bordering them, an extensive thermal belt exists, where

ORANGES AND LEMONS

Are grown of as fine tasting qualities as any in the State, and certainly of much finer color than any grown near the coast, the dryness of the air being especially favorable to citrus fruit. Any visitor to Burns' or Hazelton's orange orchards will be well paid for his extended foothill trip.

These foothills of Fresno have, so far, been only sparingly cultivated, but enough has been done to prove them far from being barren and unproductive. They are capable of producing the finest grapes for wine and the earliest fruit for the San Francisco market, even earlier than Vacaville and Cache Creek. It is the northern aspect of the hills which is especially favorable for vine-growing, the southern slopes requiring irrigation to support or start any kind of vegetation, outside, perhaps, of olives and chestnuts. At present, however, the greatest extent of these hills is used as sheep pastures, for which they also are eminently adapted. But there seems no doubt that their true value will, in a few years to come, be more generally known.

FRESNO'S FUTURE.

Fresno raisins, Fresno wine, Fresno canned fruits are now the household words in many a California home, and in thousands and thousands in the Eastern States. The Fresno nurserymen send their strong and healthy fruit trees to the far Atlantic Coast, to Oregon, Australia and Central America, while many an invalid with broken health and spirits looks towards the salubrious and pure air of Fresno plains and mountains as his last hope. To the mountains ! Yes, the glorious snow-capped Sierras, with its long row of inaccessible crests, so steep and rough that the snow fails to get a foothold on its highest peaks.

RAISIN GRAPE QUESTION.

The raisin grape question is discussed by a correspondent of the Los Angeles " Times," the figures he gives will be read with interest:

Muscat grapes sold at the winery last fall for $18 per ton. Allow three tons of grapes for one ton of raisins, and the grapes for one ton of raisins, at winery prices, are worth $54.

In either case grapes must be picked and delivered. It is surely as easy to deliver one ton of raisins to the railroad warehouse as to deliver three tons of grapes to the winery.

Now, then, dried grape culls, at the lowest price conceivable, in sacks, are worth $3 per cental; that is $60 per ton, or $20 per ton for fresh grapes. Allow $6 per ton for drying and sacking, and we have $54 for dried grapes, or $18 per ton, net, for fresh grapes, and no excuse for selling to the winery.

But dried grapes (common) are worth, at lowest rates, $4 per cental, that is $80 per ton. Allow $10 for drying and sacking, and we have $70 per ton for dried grapes, or $23.33, net, for fresh grapes.

But the No. 1 dried grapes are worth, readily, $5 per cental, that is $100 per ton. Allow $10 per ton for drying and sacking, and we have $90 per ton for dried grapes, or $30 per ton, net, for fresh grapes.

Now about raisins: The lowest class of cull raisins, put up in fifty-pound boxes, are worth $1.25 per box, that is $125 per ton. Allow $35 per ton for curing and packing, and we have $90 per ton, net, for grapes.

But common raisins are worth more, and will usually bring readily 7½ cents per pound, or $1.50 per box, or $150 per ton. Allow $50 per ton for curing and packing, and we have $100 per ton, net, for raisins, which equal $23.33 per ton for grapes.

But good layer raisins are worth at least $2 per box, or $200 per ton. Allow $50 for curing and packing, and we have $150 per ton, net, for raisins, or $50 per ton, net, for grapes.

Lastly, when extra layers retail east of the mountains at 25 cents per pound, is it too much to think that such raisins here ought to bring at least 12½ cents, that is $2.50 a box, or $250 per ton. Same allowance for curing and packing, leaves $200 net per ton for raisins, or a net of $66.66 per ton for grapes. And why may not the very best extra layer raisins be produced here in Southern California? Echo answers, why?

SOUTHERN CALIFORNIA.

["C. F.," in Alameda "Encinal."]

VISALIA, Tulare County,
November 10th, 1883.

Near the upper end of our State's great valley, which contributes so largely to the world's supply of daily bread, is situated Tulare County. Although nearly four-fifths of its area compose a part of the valley of wealth, yet no small part of its resources is to be found in the hilly and mountainous parts of the Sierra Nevada, which its boundaries include. Thus, to its well known agricultural and stock-growing interests must be added the timber and mining interests of its mountainous regions. In comparison with the former, the latter resources may be considered as latent at the present time, since so little has been done to develop them. But this is not saying that the agricultural resources of the county have been uncovered in any measure resembling perfection. It is probable that, for a few years at least, the successful agricultural ventures yet to be tried will depend mostly upon well contrived plans of irrigation A careful distribution of the waters now available will some time reclaim the surface, changing the direction of underground channels, and perhaps have a climatic influence which will increase the average rainfall, but for the present irrigation is the magical key which uncovers the treasures in this vast storehouse. Wherever the Sierra's fountains can be caught and prevented from taking their wonted plunge into their hidden channels, there the careful husbandman will begin his canal and lead the generous stream to a ministry of wealth upon his bounteous acres. Public opinion appears to favor this appropriation of water for the benefit of the farming interests. One of the most notable enterprises of the kind which the State's history has yet recorded is the work undertaken and carried on by the "76 Land and Water Company." The Company has already expended over $100,000 in the construction of a canal which will be thirty miles long. It begins at the debouchure of King's River upon the valley. It is one hundred feet wide on the bottom, and will end properly at the new town of Traver, on the Southern Pacific Railroad, although it may be continued beyond. Traver is four miles southeast of King's River, and lies between the stations of Kingsburg and Cross Creek. The completion of the canal will probably add one hundred thousand acres to the productive area of Tulare and Fresno counties. Those who are acquainted only with that portion of the State where irrigation is unnecessary or impossible, find it difficult to realize the value of water and the effects which discerning men make to secure it for irrigation purposes. In regions dependent upon irrigation there is to be found an animation which you will not discover in ordinary farming communities. Without going into an analysis of the subject, it is proper to observe that the promotion and carrying out of the extensive works necessary for conveying water are a powerful stimulus to business. In such places money circulates with a rapidity closely resembling the activity of mining or railroad towns. From such enterprises are Tulare and Fresno counties now enjoying a part of their prosperity, and in such activity will new towns raise and older towns flourish.

GRANGEVILLE RAISINS.

[Visalia Journal, November, 1883.]

While at Grangeville last week we called upon Mr. Peter Scazighini to learn what he had been doing in the way of raisin making the past season. This gentleman has two and a half acres of vines, some of which are five years old and some three years old, but many of them are only two years old. From this little vineyard Mr. Scazighini has made and put up ready for market seven hundred 20-pound boxes of as fine raisins as the market affords. He has been very careful to select only the best grapes, and the result of this care is that he is making a reputation that will be valuable to him. Unfortunately, however, the market is at present very low, and he is unable to dispose of the product at as good figures as he obtained last year. As California has never produced more than 125,000 boxes of raisins in any one season, and more than 2,000,000 boxes are annually imported by the United States, it is hardly reasonable to suppose that the market is glutted. The trouble is probably chargeable to excessive freight rate to the East. But should Mr. Scazighini be forced to sell his product at $1.50 per box the gross income from the two and a half acres would be $1050, and would doubtless pay him well for his labor.

FUTURE OF CALIFORNIA.

John Codman, writing to the New York "Evening Post" of the future of California, says: "The era of wheat will come to an end like those of gold, of hides and tallow, and of Indian hunting for furs of wild beasts. In the near future we can see in its stead a land of fruit trees and vines, a new France in our republic, greater than France, a republic by herself. There is scarcely any difference in acreage. California has 189,000 square miles, and France has less than 200,000. In climate and soil California is superior. It could support 30,000,000 Frenchmen, if we had them here with their economical habits, as well as it now supports 1,000,000 extravagant *soi-disant* Americans."

California, which was given the name of the "Golden State" when her mines were dazzling the world with their treasures, is not less deserving of the appellation now, when a greater and more lasting source of wealth is found in her golden grain fields and orchards, and when her agricultural products exceed in value those of all her mines in the palmiest days.

In area the State ranks next in size to Texas, containing 158,687 square miles, or more than 100,000,000 acres, of which 23,000,000 consist of the forest-clad mountain ranges; 35,000,000 are naturally adapted for agricultural purposes; 23,000,000 for grazing; 10,000,000 are desert lands or dry plains, a portion of which has been made productive by irrigation; 5,000,000 were originally swamp and overflowed lands, but a considerable amount has been reclaimed. The surface covered with bays, lakes, rivers and other streams is about 4,000,000 acres.

The principal mountain chains are the Sierra Nevada and Coast Range, the former occupying the eastern and the latter the western side of the State, and between them lies the great interior valleys of the Sacramento and San Joaquin. There are also many other valleys of lesser size in various parts of the State.

Notwithstanding that the State was peopled by Spaniards more than a century ago, the first permanent settlement being made at San Diego in 1769, it was, with the exception of a narrow strip along the seaboard, a *terra incognito* until the discovery of gold.

And yet the missions founded by the priests of the order of St. Francis introduced agriculture and had many large vineyards and orchards, and great flocks of cattle, and exported a large amount of products annually. In 1825 the mission at San Francisco owned 76,000 head of cattle, 950 tame horses, 2000 breeding mares, 84 stud of choice breed, 820 mules, 79,000 sheep, 2000 hogs, and 450 yoke of work oxen. There were twenty other missions, each owning a large number of stock of all kinds.

The next era in the history of the State began when Marshall discovered the shining particles in the sand, January 19, 1848, on the American river, which proved to be gold, and drew thousands of people from all parts of the world to the new El Dorado. Everything was given up but mining, and during the first eighteen years more than $1,000,000,000 in value of the precious metals was produced. The amount of treasure exported reached as high a figure as $55,000,000 in a single year.

But when the placer mines began to fail attention was turned to agricultural pursuits, and only then was learned the true worth of California. The variety of climate and the mildness of that of a greater part of the State make it peerless as a farming country. The forests have also proved of great value, the export of lumber to South and Central America, Mexico, Australia, Hawaiian Islands and China since 1850 amounting to 500,000,000 feet. And although the yield of gold and silver and the export of lumber are still important items, agriculture has far outstripped them.

The foothills, the mountain valleys and the great plain occupying the center of the State have been brought in subjection to the plow, and their products, like the gold of the mines, find their way to every corner of the civilized world. As early as 1868 there were 30,000,000 grape vines in the State, and the same year 4,000,000 gallons of wine were manufactured. The amount has been rapidly increasing since. The Pomological Society, more than fifteen years ago, published a list of 1186 varieties of fruit trees that had been grown in this State, 561 of which were approved as doing well. The number has since been largely increased. Among those favorably mentioned at that time were: Apples, 178 varieties; pears, 122; peaches, 55; cherries, 43; plums, 33; apricots, 11; grapes, 18 native and 22 foreign; strawberries, 25; currants, 18; gooseberries, 13; raspberries, 12. It would require more space than can be allowed to give the names of these.

Various methods of canning, drying and otherwise preserving fruits have increased the export materially in recent years. In 1876 40,000 boxes of raisins were manufactured, and in 1882 this amount was increased to 100,000 boxes. It was estimated that during the same year (1882) there were prepared for market by drying 800,000 pounds of peaches, 100,000 pounds pears, 150,000 pounds apples, 200,000 pounds apricots, 500,000 pounds prunes. Many other fruits were also dried in large quantities, including figs, which grow luxuriantly in all localities south of Sacramento.

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